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DEPARTMENT OF
ADMINISTRATIVE SERVICES

GAVIN NEWSOM
MAYOR

DARRYL BURTON
DIRECTOR

BACK STREETS BUSINESS ADVISORY BOARD

SPECIAL MEETING

Tuesday, June 7, 2005 at 4:00 p.m.
City Hall
1 Dr. Carlton Goodlett Place, Rm. 421

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MAY 20 2005

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AGENDA

1. Roll call

Peter Cohen
My Do
Mark Dwight
Oscar Grande

Louis Guidry
Robert Legallet
Mark Klaiman
David Lupo

2. Introductions [Discussion Item]

3. Overview of laws and rules for City Task Force Members: City Charter, Brown Act, Sunshine Ordinance: [Discussion Item]

a. Public comment

4. Consideration and possible action to approve: Advisory Board By-Laws [Discussion and Action Item]

a. Public comment

5. Selection of Task Force President and Vice President [Action Item]

a. Public comment

05-20-05 P03-42 WTVO

6. Overview of issues Task Force may consider in future meetings [Discussion Item]
 - a. Public comment
7. Public Comment
8. Adjournment

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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Adele Destro, Interim Administrator

Sunshine Ordinance Task Force

554-7724

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DEPARTMENT OF
ADMINISTRATIVE SERVICES

GAVIN NEWSOM
MAYOR

DARRYL BURTON
DIRECTOR

BACK STREETS BUSINESS ADVISORY BOARD

SPECIAL MEETING

Tuesday, June 28, 2005 at 4:00 p.m.
City Hall
1 Dr. Carlton Goodlett Place, Rm. 278

DOCUMENTS DEPT.

JUN 28 2005

AGENDA

SAN FRANCISCO
PUBLIC LIBRARY

1. Roll call

David Beaupre (PORT)
Peter Cohen
My Do
Mark Dwight
Oscar Grande
Mike Grisso (REDV)

Louis Gudry
Mark Klaiman
Robert Legallet
David Lupo
Jennifer Matz (MOEWD)
Michael O'Connor (SBC)
Jasper Rubin (DCP)

2. Introductions [Discussion Item]

3. Overview of laws and rules for City Advisory Board Members: City Charter.
Brown Act, Sunshine Ordinance: [Discussion Item]
a. Public comment

4. Consideration and possible action to approve: Advisory Board By-Laws
[Discussion and Action Item]
a. Public comment

5. Selection of Advisory Board Chair and Vice Chair [Action Item]
 - a. Public comment
6. Overview of issues Advisory Board may consider in future meetings [Discussion Item]
 - a. Public comment
7. Public Comment
8. Adjournment

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Back Streets Business Advisory Board

June 28, 2005

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, June 28, 2005 at 4:00 p.m.

City Hall

1 Dr. Cariton Goodlett Place, Rm. 278

DOCUMENTS DEPT.

NOV 14 2005

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1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Advisory Board staff member, Jill Lerner at 4:05 p.m.

Introductions were made. Greg Asay, office of Supervisor Maxwell and Gabe Cabrera, Office of the Legislative Analyst were in attendance. Voting members introduced themselves.

Present :

David Beaupre (PORT)	Mark Klaiman
Peter Cohen	Robert Legallet
My Do	Al Lerma (MOCD)
Mark Dwight	Jennifer Matz (MOEWD)
Mike Grisso (REDV)	Michael O'Connor (SBC)
Louis Guidry	Jasper Rubin (DCP)

Absent:

Oscar Grande
David Lupo

2. OVERVIEW OF LAWS AND RULES FOR CITY ADVISORY BOARD MEMBERS

Deputy City Attorney Paula Jesson presented an explanation of the Sunshine Laws: the Public Records Act (State), the Brown Act (State) and the local Sunshine Ordinance (public records and meetings). Basis of all of these laws is the public's right to know.

Back Streets Business

Advisory Board

Minutes

June 28, 2005

Page 2

3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ADVISORY BOARD BY-LAWS



Ms. Lerner suggested that members review the By-Laws and vote approval at the next meeting. The group discussed what days would be acceptable for a regular meeting. Mr. Asay said he would reserve Room 278 for the group on a regular basis. Mr. O'Connor moved that the regular meeting be held the on first Wednesday of every month from 4:00 p.m. to 6:00 p.m. Seconded by Mr. Legallet, the motion passed unanimously.

4. SELECTION OF ADVISORY BOARD CHAIR AND VICE CHAIR

Ms. Lerner and Mr. Asay explained the roles and responsibilities of the Chair. Having participated in the Bioscience Task Force, Mr. Cohen contributed his thoughts as to how the chair should perform. My Do, who also participated in the Bioscience Task Force stated that she did not have the time to fill the role of chair. The group agreed to defer selection of chair and vice chair until the August meeting.

5. OVERVIEWS OF ISSUES ADVISORY BOARD MAY CONSIDER IN FUTURE MEETINGS

Mr. Asay reiterated goals for Advisory Board set forth in the legislation that established this board.

Ms. Matz: Prop. 1 mandated an economic development plan for the City. Last Friday the City issued a request for qualifications (RFQ) for consultants to draft that plan; assuming that the Mayor's Office of Economic and Workforce Development gets funds in the budget, it will hire the consultants who must produce a plan within a year.

Jasper Rubin, DCP: Planning Dept. will soon issue a policy and location paper, based on a report initiated by legislation from Supv. Maxwell's office to provide an update on supply and demand for PDR (production, distribution, repair) businesses in the City. Had to evaluate how we classify PDR businesses, and then to look at what the department has been doing in the Eastern neighborhoods (where most industrially-zoned land and thus, PDR is) and what that proposed land use would to affect the supply of land in the future.

Back Streets Business
Advisory Board
Minutes
June 28, 2005
Page 3

Conclusions: that there will be growth in PDR in future; that there will be a 13% increase in those jobs; that certain sectors will increase, some will decline but it will be stable. Decline expected in garment industry. Major conclusion: there could be enough land to include future needs if Port property included; and, were City to adopt currently proposed land use plan, there is not enough building supply. Are now 17.5 million square feet of building space used by PDR businesses in Eastern neighborhoods. Current proposal to rezone would reduce that to about ten million.

Ms. Entine offered to come to the August meeting to report on what the City is doing to attract and retain other industry sectors and to talk about emerging sectors, e.g., research and development, media, digital/audio businesses that have elements in common with PDR.

Mr. Rubin: three main characteristics of PDR: the nature of the work, how a building space is being used, the ability to pay; also things that make PDR incompatible with housing: noise, odors, etc.



Ms. Do asked Mr. Rubin to come to the August meeting with PDR definitions that the Advisory Board can adopt.

6. ADJOURNMENT

The meeting was adjourned at 6:00 p.m.





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Back Streets Business Advisory Board

August 3, 2005

Office of the City Administrator
BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING and AGENDA

Wednesday, August 3, 2005 at 4:00 p.m.
 City Hall
 1 Dr. Carlton Goodlett Place, Rm. 278

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NOV 14 2005

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1. Call to order and roll call

David Beaupre (PORT)	Mark Klaiman
Peter Cohen	Robert Legallet
My Do	Al Lerma (MOCD)
Mark Dwight	David Lupo
Oscar Grande	Jennifer Matz (MOEWD)
Mike Grisso (REDV)	Michael O'Connor (SBC)
Louis Guidry	Jasper Rubin (DCP)

2. Consideration and possible action to approve: Advisory Board By-Laws [Discussion and Action Item]

a. Public comment

3. Selection of Advisory Board Chair and Vice Chair [Action Item]

a. Public comment

4. Departmental Presentations [Discussion Item]

a. Public comment

Back Streets Business
 Advisory Board
 Agenda
 August 3, 2005
 Page 2

5. Overview of issues Advisory Board may consider in future meetings [Discussion and Action Item]

a. Public comment

6. Public Comment

7. Adjournment

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office of the City Administrator

Back Streets Business Advisory Board

August 3, 2005

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, August 3, 2005 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

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NOV 14 2005

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1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Advisory Board staff member, Jill Lerner at 4:25 p.m.

Present :

David Beaupre (PORT)

Peter Cohen

My Do

Mark Klaiman

Jasper Rubin (DCP)

Al Lerma (MOCD)

David Lupo

Jennifer Matz (MOEWD)

Michael O'Connor (SBC)

Absent:

Mark Dwight

Oscar Grande

Mike Grisso (REDV)

Louis Guidry

Robert Legallet

2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ADVISORY BY-LAWS

After a discussion of absences, Mr. O'Connor moved to approve the By-laws; seconded by Mr. Cohen, the motion passed unanimously.

3. SELECTION OF ADVISORY BOARD CHAIR AND VICE CHAIR

After some discussion, Mr. O'Connor moved to name Peter Cohen Chair. Seconded by Mr. Klaiman, the motion passed unanimously.

Back Streets Business

Advisory Board

August 3, 2005

Minutes

Page 2

Mr. Cohen stated that he thought the Vice Chair should be a businessperson who might be able to act as a co-chair. Mr. Cohen moved to name Mr. Klaiman as Vice Chair; seconded by Mr. Lupo, the motion passed unanimously.

At this point, approximately 5:00 p.m., Supervisor Maxwell entered the room and notified the members that the building was being evacuated due to a bomb threat. Mr. Cohen adjourned the meeting.





DEPARTMENT OF
ADMINISTRATIVE SERVICES

GAVIN NEWSOM
MAYOR

DARRYL BURTON
DIRECTOR

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING (Rescheduled)

and

AGENDA

Thursday, August 11, 2005 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

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AUG 11 2005

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1. Call to order and roll call

David Beaupre (PORT)
Peter Cohen
My Do
Mark Dwight
Oscar Grande
Mike Grisso (REDV)
Louis Guidry

Mark Klairman
Robert Legallet
Al Lerma (MOCD)
David Lupo
Jennifer Matz (MOEWD)
Michael O'Connor (SBC)
Jasper Rubin (DCP)

2. Departmental Presentations [Discussion Item]

a. Public comment

3. Overview of issues Advisory Board may consider in future meetings [Discussion Item and Possible Action Item]

a. Public comment

4. Public Comment

5. Adjournment

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Office of the City Administrator

Back Streets Business Advisory Board

August 11, 2005

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, August 11, 2005 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

DOCUMENTS DEPT.

NOV 14 2005

SAN FRANCISCO
PUBLIC LIBRARY

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Peter Cohen at 4:08 p.m.

Present :

David Beaupre (PORT)

Peter Cohen

My Do

Oscar Grande

Mike Grisso (SFRA)

Mark Klaiman

Al Lerma (MOCD)

David Lupo

Jennifer Matz (MOEWD)

Michael O'Connor (SBC) (DCP)

Absent:

Mark Dwight Robert Legallet

Louis Guidry Jasper Rubin

2. DEPARTMENTAL PRESENTATIONS

A. Department of City Planning

Jasper Rubin presented the department's definition of PDR businesses, (production, distribution and repair), its present state and their future. He distributed Planning Department reports on the topic.

Department interested in what has been going on in SF's industrial zoned areas for a long time. Had to define the activities were that used it. Looked at the nature the activities as business activities. Looked at standard industrial classification codes, SICs, which was

Back Streets Business

Advisory Board

August 11, 2005

Minutes

Page 2

The standard source used by government to classify businesses according to what was produced. Replaced by NAICS, the North American Industrial Classification System, which sorts business by what the process is as much as what they produce.

DCP identifies businesses by land use and has described PDR as a set of businesses that share three key characteristics:

- 1) Limited ability to pay rent (\$.50—\$2.00)
- 2) Require certain building types, e.g., flexible space with features such as loading docks, clear storage, etc.
- 3) Activities often are incompatible with housing because of hours of operation, use noxious materials, produce noise and light.

Finding that it is difficult to come up with an exhaustive list of PDR uses that can be plugged into the Planning Code.

Basic facts about PDR in San Francisco: comprise about 11% of total jobs (68,000 as of 2002). 35% of jobs are on land not currently zoned industrial; many are small construction firms run out of someone's house or an auto repair shop on a commercial street; greatest demand is for 10,000 square feet or less. Majority of PDR employees are San Francisco residents.

DCP focusing its attention on PDR, largely in Eastern Neighborhoods since that is where most of the PDR businesses are—comprises just about all industrial land in SF.

EPS (consultant) report: PDR jobs will increase 13% by 2030 provided that appropriately zoned land is available. Presently 45,500 jobs in the Eastern Neighborhoods, and they occupy about 17.8 million square feet of office space.

Consultants characterized existing conditions and then looked at a future possible scenario to ascertain if the demand would be met by the supply. Department created a workbook that defined three different options for possible configurations of industrial land in the Eastern Neighborhoods—preserve so much land for housing and so much land for PDR. Option B was the middle road—would rezone land in Eastern Neighborhoods.

- 6.5 million square feet projected PDR building supply deficit: part can be “recaptured by refining Showplace Square zoning; part can be recaptured by counting supply in West SoMa area
- Option B projection would displace 20,000 jobs; 7,500 would potentially remain in areas rezoned to non-industrial; 12,500 would presumably relocate to other PDR-zoned areas.

Back Streets Business Advisory Board
August 11, 2005
Minutes
Page 3

- Eastern Neighborhoods will use 3 zoning classifications: PDR-only; PDR/Residential mixed; housing mixed-use

The draft EIR is supposed to be done by December; public workshops are planned for the fall.

B. Mayor's Office of Economic and Workplace Development
Jennifer Matz reported on strategies utilized by the Mayor's Office to attract and keep certain kinds of businesses.

1. Biotechnology—although we have UCSF at Mission Bay, Biotech is not coming to SF and three issues appear to be factors: parking, payroll tax and perception as SF as “business unfriendly.” Changed allowable parking ratios at Mission Bay; Mayor sponsored a payroll exemption that addresses venture capital funding needs for the industry; Mayor pursuing a public relations campaign with SF winning the competition for being the headquarters for the Prop. 71 stem cell institute.

2. Digital media businesses—not like dot-com businesses, connections with SF State training programs

3. Mission Bay—public/private partnership; major public investment in infrastructure through tax increment reimbursements to the developer; additional public investment through planning and redevelopment process.

4. Strategy is clearly define an industry—identify problems and particular needs City can help with

5. MOEWD—Consultant to be hired by September to create an Economic Development Plan; it is intended to be a 5-year plan; scope of work for the plan can synchronize with the Advisory Board’s work; MOEWD will arrange for consultant team to attend Advisory Board meeting in October for a brainstorming session.

Back Streets Business Advisory Board

August 11, 2005

Minutes

Page 4

3. OVERVIEW OF ISSUES ADVISORY BOARD MAY CONSIDER IN FUTURE MEETINGS

The following topics were suggested for the Advisory Board work plan:

- Define “backstreets businesses”
- “Best Practices” for light industrial economic development strategies (identify overriding themes)
- Backstreets/PDR businesses at risk (and why)
- Business to business linkages (i.e., linkage analysis)
- Business clusters (both by geography and by sector/activity)
- Profile of Backstreets/PDR business workforce (aggregate data as well as distinguish by neighborhood)
- Profile of workforce needs by all industry sectors (including “new” sectors such as biotech activities, digital media production, etc.)
- Key factors for Backstreets/PDR businesses (i.e., land/space needs; financing considerations; workforce needs)
- Workforce training programs (existing; potential, i.e., best practices elsewhere)

Policy Questions:

- What defines/constitutes “obsolescence” (of an individual business or a business sector)
- How can the City create business retention strategies as well as business attraction strategies

City Agencies Coordination

- “Best Practices”/models
-

Neighborhood-Specific Variations

-

"Parking Lot" Issues

4. ADJOURNMENT

The meeting was adjourned at 6:05 p.m.



DEPARTMENT OF ADMINISTRATIVE SERVICES

GAVIN NEWSOM
MAYOR

DARRYL BURTON
DIRECTOR

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING

and

AGENDA

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Peter Cohen
My Do
Mark Dwight
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Mike Grisso (REDV)
Louis Guidry

Mark Klaiman
Robert Legallet
Al Lerma (MOCD)
David Lupo
Jennifer Matz (MOEWD)
Michael O'Connor (SBC)
Jasper Rubin (DCP)

2. Approval of Minutes for the meetings of June 28, 2005, August 3, 2005 and August 11, 2005 [Action Item]

3. Departmental Presentations [Discussion Item]

a. Public comment

3. Overview of issues Advisory Board may consider for its work plan [Discussion Item and Possible Action Item]

a. Public comment

4. Formation of Advisory Board working committees [Discussion Item and Possible Action Item]

a. Public comment

5. Initial Advisory Board general policy position [Discussion Item and Possible Action Item]

a. Public comment

6. Public Comment

7. Adjournment

1 Dr. Carlton B. Goodlett Place, Room 362, San Francisco, CA 94102
TELEPHONE (415) 554-6171, FAX (415) 554-6177



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Office of the City Administrator

Back Streets Business Advisory Board

September 7, 2005

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, September 7, 2005 at 4:00 p.m.
City Hall
1 Dr. Carlton Goodlett Place, Rm. 278

DOCUMENTS DEPT.

NOV 14 2005

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PUBLIC LIBRARY

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Peter Cohen at 4:12 p.m.

Present :

David Beaupre (PORT)	Mark Klaiman
Peter Cohen	Al Lerma (MOCD)
My Do	David Lupo
Oscar Grande	Jennifer Matz (MOEWD)
Mike Grisso (SFRA)	Michael O'Connor (SBC)
Mark Dwight	

Absent:

Louis Guidry	Robert Legallet
Jasper Rubin (DCP)	

2. APPROVAL OF MINUTES

The minutes of the meetings of June 28, 2005, August 3, 2005 and August 11, 2005 were approved as written.

3. OVERVIEW OF ISSUES ADVISORY BOARD MAY CONSIDER FOR ITS WORK PLAN

The Redevelopment Agency (Mike Grisso and Planning Dept. (Jasper Rubin) will give a coordinated presentation re planning activities relevant to PDR in the Bayview at the next Advisory Board meeting.

MOCD (Al Lerma) will give a presentation summarizing all business assistance programs and services Citywide that may be relevant to PDR/Backstreets Businesses.

Jennifer Matz reported that MOEWD is finalizing its contract with a consultant for the Economic Development Plan over the coming month; MOEWD will bring the consultant

to the November meeting of the Advisory Board.

BSBAB
Minutes
Sept. 7, 2005
Page 2

4. OVERVIEW OF ISSUES ADVISORY BOARD MAY CONSIDER FOR ITS WORK PLAN

Mr. Cohen created a scope of work document for the Advisory Board to use as a basis for creating the work plan. Pursuant to the legislation creating the Adv. Board, the document lists three objectives: analysis of Back Street Businesses; analysis of present City policies and programs as well as best practices in other jurisdictions; recommendations for retention and expansion of Back Streets Businesses. General discussion ensued about characteristics of PDR and its needs.

Mr. Cabrera: the issues are complicated because of linkages; he can report on what information already exists in the City.

Mr. Asay of Supv. Maxwell's office: the Supv. would like to see the research focused on information gathering to help her come up with a plan.

Ms. Matz: the MOEWD consultant will perform outreach and a needs assessment.

Mr. Dwight: described his business experience in San Francisco, looking at cost benefit analyses, what he can do to stay in San Francisco; shares a facility; if rezoned, would make it more difficult to do business here.

Mr. O'Connor: suggested that the Adv. Board agenda include an item that features an SF businessperson reporting on his own business experience.

Mr. Grande: his community has worked for years to maintain PDR to save jobs; has heard testimony from laid-off bakery workers about how many lives are affected from large-scale layoffs when industries close.

5. CREATION OF SUBCOMMITTEES

Two subcommittees were formed: Research and Business Outreach.

Research members include: My Do, Al Lerma, Peter Cohen and Gabe Cabrera.

Business Outreach includes: Mark Klaiman, Michael O'Connor, Jennifer Matz, David Lupo, Oscar Grande, Mark Dwight, Mike Grisso and David Beaupre.

6. ADJOURNMENT

The meeting was adjourned at 6:10 p.m.



OFFICE OF THE
CITY ADMINISTRATOR

Gavin Newsom, Mayor
Edwin M. Lee, City Administrator

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING
and
AGENDA

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October 5, 2005 at 4:00 p.m.
City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

09-21 05:07 01 FIVE

1. Call to order and roll call

David Beaupre (PORT)
Peter Cohen
My Do
Mark Dwight
Oscar Grande
Mike Grisso (REDV)
Louis Guidry

Mark Klaiman
Robert Legallet
Al Lerma (MOCD)
David Lupo
Jennifer Matz (MOEWD)
Michael O'Connor (SBC)
Jasper Rubin (DCP)

2. Approval of Minutes for the meetings of September 7, 2005 [Action Item]

3. Departmental Presentations [Discussion Item]

- a. Redevelopment Agency and Planning Dept.—Bayview Planning
- b. MOCD—summary of business assistance programs Citywide.
- c. Public comment

4. Committee Reports [Discussion Item and Possible Action Item]

- a. Research group
- b. Business Outreach
- c. Public comment

5. Initial Advisory Board general policy position [Action Item]

- a. Public comment

6. Public Comment

7. Adjournment

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Adele Destro, Interim Administrator
Sunshine Ordinance Task Force
554-7724

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Back Streets Business Advisory Board

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October 5, 2005

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, October 5, 2005 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Peter Cohen at 4:12 p.m.

Present:

David Beaupre (PORT)

Gabe Cabrera (OLA)

Peter Cohen

Louis Guidry

Oscar Grande

Mike Grisso (SFRA)

Mark Klaiman

Robert Legallet

Al Lerma (MOCD)

David Lupo

Michael O'Connor (SBC)

Jasper Rubin (DCP)

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Absent: Mark Dwight Jennifer Matz

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2. APPROVAL OF MINUTES

The minutes of the meeting of September 7, 2005 were approved as amended.

3. DEPARTMENTAL PRESENTATIONS

a. Planning: Jasper Rubin announced that the Planning Dept. was to make a presentation to the Planning Commission on the Eastern Neighborhoods Proposal for Rezoning; covers Bayview in certain aspects. Because of overlap and coordination with the work of the Redevelopment Agency, the Bayview zoning piece is being analyzed under a separate EIR. Presently proposing zoning for BSBAB

Minutes

October 5, 2005

Page 2

Bayview that will relate to the overall land use framework and controls for entire Eastern Neighborhoods.

b. Planning: John Lau. Even though there are two EIRs, the Department's PDR work

and analysis continues to inform both documents on issues related to PDR jobs and land availability—part of Eastern Neighborhoods study of PDR jobs and availability. Baview/Hunters Point is one of the Eastern rezoning areas; about 1650 acres bounded on north by Cesar Chavez, on west by Bayshore Blvd., on south by county line and on east by bay, shipyard entrance and Port property. About one-third of Bayview is currently in industrial use, while another third is occupied by residential. One-third of the City's industrial jobs (SF total is 47,000) are located in Bayview. Recent land use changes (e.g., residential competing directly for PDR space of SOMA) have not occurred in Bayview. Bayview is home to over 30,000 residents.

Working on set of new zoning that would establish a buffer between residential blocks and industrial areas by allowing light industrial activity but no new housing. MOEWD is working with a collaborative of community people and nonprofits to put together a business development plan for the town center area of Third Street. Planning is supporting this effort.

c. SF Redevelopment Agency: Tom Evans

Four existing project areas in BVHP: Hunters Point Shipyard, India Basin Industrial Park, Hunters Point Hill and Bayview Industrial Triangle, which has never been fully funded. Working with Planning, concerned with buffers between residential and industrial neighborhoods.

Agency has been pursuing a commercial corridor along Third Street. Put out draft EIR last year and looking to finalize in 2006

d. MOCD: Al Lerma

Administer Community Development Bloc Grant funds with national objectives with HUD standards, e.g., serving low income communities. Target primarily Tenderloin, Mission, South of Market, Bayview, Visitacion Valley and Chinatown Western Addition.

BSBAB

Minutes

October 5, 2005

Page 3

Provide business technical assistance, support for micro-enterprise businesses, business incubators, work with a stable of agencies that provide financial services, training in low-income neighborhoods. Provide small business loans.

4. COMMITTEE REPORTS

a. Research Group: Mr. Cohen reported that group worked to develop a definition of a Back Street Business; want to combine a descriptive narrative that is consistent with Planning Dept.'s definition of PDR. Presented document to Task Force for review.

5. INITIAL ADVISORY BOARD GENERAL POLICY POSITION

Mr. Cohen presented a general policy statement for discussion (Attachment A). After members offered suggestions for inclusion, revision, Mr. Legallet moved to adopt a general policy statement. Seconded by Mr. Guidry, the motion was unanimously adopted.

6. ADJOURNMENT

The meeting was adjourned at 6:05 p.m.

Back Streets Business Advisory Board

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November 2, 2005

BACK STREETS BUSINESS ADVISORY BOARD NOTICE OF MEETING

and AGENDA

November 2, 2005 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. Call to order and roll call

David Beaupre (Port)

Peter Cohen

Mark Dwight

Oscar Grande

Mike Grisso (SFRA)

Louis Guidry

Jasper Rubin (DCP)

Mark Klaiman

Robert Legallet

Al Lerma (MOCD)

David Lupo

Jennifer Matz (MOEWD)

Michael O'Connor (Rubin)

Gabe Cabrera (OLA)

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2. Approval of Minutes for the meeting of October 5, 2005 [Action Item]

a. Public comment

3. Committee Reports [Discussion Item and Possible Action Item]

a. Research group

b. Business Outreach

c. Public comment

4. Issues the Advisory Board may consider in future meetings [Discussion Item and Possible Action Item]

a. Public comment

5. Public Comment

6. Adjournment

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November 2, 2005

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, November 2, 2005 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Peter Cohen at 4:10 p.m.

Present:

David Beaupre (PORT)

Gabe Cabrera (OLA)

Peter Cohen

Mike Grisso (SFRA)

Michael O'Connor (SBC)

Mark Klaiman

Robert Legallet

Al Lerma (MOCD)

David Lupo

Absent:

Mark Dwight

Oscar Grande

Louis Guidry

Jasper Rubin (DCP)

Jennifer Matz

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2. APPROVAL OF MINUTES

Approval of minutes was held until the next meeting.

3. GENERAL ADVISORY BOARD MATTERS

Mr. Cohen announced that he testified at the hearing on the Eastern Neighborhoods Plan before the Planning Commission on October 27; he reported on the work of this Task Force and conveyed its general policy position.

Mr. Cohen raised issue of Advisory Board vacancy; suggested position could be filled by someone in investment banking or from an academic institution. Greg Asay of Supv. Maxwell's office reported that Michael Potepan, professor of Economics at SF State has been contacted and expressed interest in serving on the Advisory Board. Greg will report back at the next meeting.

Due to the holiday, the January meeting has been changed from January 4th to January 11th.

BSBAB

Minutes

November 2, 2005

Page 2

4. COMMITTEE REPORTS

a. Research Group: Gabe Cabrera (OLA) and Mr. Cohen summarized work to date. Currently there are no zoning protections for PDR businesses. Additionally there are no business assistance programs or economic development strategies specifically tailored to PDR businesses. Key business clusters in SF besides those identified in the Planning Dept. report are home improvement supplies and construction supplies.

b. Business Research Group: Mark Klaiman and Bob Legallet summarized the Committee's work to date. The committee has created a long list of potential businesses to interview. The goal is to interview between 50 to 100 businesses. It is currently developing a draft interview form.

The two committees will collaborate on developing the interview questions so that research efforts reinforce the business interviews and vice versa.

5. FUTURE DISCUSSION ITEMS

MOEWD is planning to give an update presentation on progress with the Economic Development Plan at the next Task Force meeting. Draft "nuisance legislation" if available will be reviewed at the next meeting. Plan to begin working on rough outline for Task Force's report. Peter Cohen will start this and get feedback at the Research Group meeting. It will be reviewed and discussed at the full Task Force meeting in January.

6. ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

Back Streets Business Advisory Board

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December 7, 2005

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING

and

AGENDA

December 7, 2005 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. Call to order and roll call

Peter Cohen

Robert Legallet

David Lupo

Mark Dwight

Oscar Grande

Michael O'Connor (SBC)

Mark Klaiman

David Beaupre (PORT)

Al Lerma (MOCD)

Mike Grisso (REDV)

Jasper Rubin (DCP)

Jennifer Matz (MOEWD)

Gabe Cabrera (OLA)

Louis Guidry

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2. Approval of Minutes for the meetings of October 5, 2005 and November 2, 2005
[Action Item]

a. Public comment

3. MOEWD presentation and update on Economic Development Plan [Discussion Item]

a. Public comment

4. Committee Reports [Discussion Item and Possible Action Item]

a. Business Outreach

b. Research group

c. Public comment

5. "Moving to the nuisance" legislation review [Discussion and Possible Action Item]

a. Public comment

6. Issues the Advisory Board may consider in future meetings [Discussion Item and Possible Action Item]

b. Public comment

7. Public Comment

8. Adjournment

NOTE: January 2006 BBAB meeting on Wednesday Jan. 11th 4:00pm

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MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, December 7, 2005 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. CALL TO ORDER AND ROLL CALL

DOCUMENTS DEPT.

The meeting was called to order by Chair Peter Cohen at 4:10 p.m.

JAN 13 2006

Present:	David Beaupre (PORT)	Louis Guidry
	Gabe Cabrera (OLA)	Mark Klaiman
	Peter Cohen	Robert Legallet
	Mark Dwight	Al Lerma (MOCD)
	Oscar Grande	Jennifer Matz (MOEWD)
	Mike Grisso (SFRA)	Michael O'Connor (SBC)
		Jasper Rubin (DCP)

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Absent: David Lupo

2. APPROVAL OF MINUTES

The minutes of the meetings of October 5, 2005 and November 2, 2005 were approved as written.

3. DEPARTMENT PRESENTATIONS

Jennifer Matz of MOEWD introduced Margaret Salazar, an intern from the Goldman School of Public Policy, UC Berkeley who will be working with the consultants on the City's Economic Development Plan.

Second task will be data crunching focusing on industry clusters: biotech, digital media and clean technology. Task 3 will be assessing how the City can grow and create jobs. Task 4 will be concrete policy and strategy development. Ms. Matz asked Advisory Board members to send ideas to her.

Greg Asay requested that the Advisory Board revisit the Economic Development Plan at a future meeting. Ms. Matz will bring Leslie Parks, a subcontractor doing outreach to the next meeting

Peter Cohen introduced Michael Potepan, SF State professor of economics who will be joining the Advisory Board.



4. COMMITTEE REPORTS

- A. Business Outreach, David Beaupre reporting: the committee completed a list of 50 PDR businesses. They will be contacted and asked to complete a survey of impediments to their businesses. Bob Legallet is finishing the survey. Mike Grisso wants the owners' experiences, personal stories to get business profiles. Michael O'Connor asked the Advisory Board to provide names of businesses and workers to make the outreach more substantial.

Group will work with Goldman Intern Margaret Salazar to fit goals into her workplan.

- B. Research Group, Peter Cohen reporting: the group (Gabe Cabrera, Al Lerma, Jasper Rubin, Peter Cohen) wants to be in a position to support Business Outreach. Gabe Cabrera, Office of Legislative Analyst said that he is mining EPS reports for business clusters as well as working with the Treasurer/Tax Collector for PDR impact on the City; wants to select ten PDR companies and get a total of how much they pay in Business Tax. He is also looking at what City College vocational programs are involved with businesses. Mark Stryker, a member of the public, offered to get that information. Greg Asay asked the Survey Group to email survey to the Advisory Board.

Professor Potepan stated that he supported anecdotal research but also recommends formal data collection for report to stand up.

5. "MOVING TO NUISANCE" LEGISLATION REVIEW

Greg Asay brought a draft of this legislation from Supervisor Maxwell for the Advisory Board to review. It attempts to extend legal protection for industry that predates residential development.

6. ADJOURNMENT

The meeting was adjourned at 6:04 p.m.

San Francisco
Department of Administrative Services

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING and AGENDA

January 11, 2006 at 4:00 p.m.
City Hall
1 Dr. Carlton Goodlett Place, Rm. 278

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1. Call to order and roll call

Peter Cohen
David Beaupre (PORT)
Mark Dwight
Oscar Grande
Mike Grisso (SFRA)
Louis Guidry
Mark Klaiman

Robert Legallet
Al Lerma (MOCD)
David Lupo
Jennifer Matz (MOEWD)
Jasper Rubin (DCP)
Michael O'Connor (SBC)
Michael Potepan

Gabe Cabrera (OLA)

2. Approval of Minutes for the meeting of December 7, 2005 [Action Item]
3. Guest presentation – Margot Lederer Prado (Oakland Redevelopment) and Dave Johnson (Oakland Commerce Corp) [Discussion Item]
 - a. Public comment
4. MOEWD update on Economic Development Plan [Discussion Item]
 - b. Public comment
5. Committee Reports [Discussion Item and Possible Action Item]
 - a. Business Outreach
 - b. Research group
 - c. Public comment
6. Issues the Advisory Board may consider in future meetings [Discussion Item and Possible Action Item]
 - a. Public comment
7. Public Comment
8. Adjournment

Next Meeting: Wednesday February 1st 4:00pm

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Back Streets Business Advisory Board

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January 11, 2006

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, January 11, 2006 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Peter Cohen at 4:10 p.m.

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2. APPROVAL OF MINUTES

The minutes of the meeting of December 7, 2005 were approved as written.

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3. GUEST PRESENTATION: MARGOT LEDERER PRADO (OAKLAND REDEVELOPMENT) AND DAVE JOHNSON (OAKLAND COMMERCE CORP.)

Ms. Prado spoke about the Industrial Zoning Regulation Report on Oakland.

4. UPDATE BY MOEWD ON CITY'S ECONOMIC PLAN

Jennifer Matz introduced Ted Eagan of ICF Consulting provided an overview of the plan. Study will: analyze linkages between small businesses and other sectors of the City's economy; profile workforce skills of people in SF; will identify "priority industries; will be for SF residents, not for an imported or regional workforce.

5. ADJOURNMENT

The meeting was adjourned at 6:00 p.m.



DEPARTMENT OF
ADMINISTRATIVE SERVICES

WILLIE L. BROWN, JR.
MAYOR

DARRYL M. BURTON
DIRECTOR

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING

and
AGENDA

February 1, 2006 at 4:00 p.m.
City Hall
1 Dr. Carlton Goodlett Place, Rm. 278

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1. Call to order and roll call

Peter Cohen
David Beaupre (PORT)
Mark Dwight
Oscar Grande
Mike Grisso (SFRA)
Louis Guidry
Mark Klalman

Robert Legallet
Al Lerma (MOCD)
David Lupo
Jennifer Matz (MOEWD)
Jasper Rubin (DCP)
Michael O'Connor (SBC)
Michael Potepan

Gabe Cabrera (OLA)

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2. Approval of Minutes for the meeting of January 11, 2006 [Action Item]
3. Committee Reports [Discussion Item and Possible Action Item]
- a. Business Outreach
 - b. Research group
 - c. Public comment
4. Review Eastern Neighborhoods Interim Controls [Discussion Item]
- a. Public Comment
5. Outline and content for BBAB report [Discussion Item]
- a. Public Comment
6. Issues the Advisory Board may consider in future meetings [Discussion Item and Possible Action]
- a. Public Comment
7. Public Comment
8. Adjournment

Next Meeting: Wednesday March 1st 4:00pm

CITY HALL, ROOM 362, 1 DR. CARLTON B. GOODLETT PLACE SAN FRANCISCO, CA 94102-4683
TELEPHONE (415) 554-6171; FAX (415) 554-6177

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DEPARTMENT OF
ADMINISTRATIVE SERVICES draft

GAVIN NEWSOM
MAYOR

DARRYL BURTON
DIRECTOR

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, February 1, 2006 at 4:00 p.m.
City Hall
1 Dr. Carlton Goodlett Place, Rm. 278

1. **CALL TO ORDER AND ROLL CALL**

The meeting was called to order by Chair Peter Cohen at 4:22 p.m.

Present:	Peter Cohen	David Lupo
	Louis Guidry	Jennifer Matz (MOEWD)
	Mark Klaiman	Jasper Rubin (DCP)
	Robert Legallet	Michael O'Connor (SBO)
	Al Lerma (MOCD)	Michael Potepan
	Gabe Cabrera ((OLA)	

Absent:	David Beaupre (Port)	Oscar Grande
	Mark Dwight	Mike Grisso (SFRA)

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2. **COMMITTEE REPORTS**

- a. Business Outreach, Mark Klaiman reporting: David Beaupre has all the notes and information but is home ill; committee is working on a range of questions—what issues/problems does PDR/industrial businesses feel they are facing; what types of concerns do they have; what types of mechanisms might be available to help with concerns, what types of workforce development do they have. how many employees are SF residents? Have 50 to 75 contacts to follow up on.

3. **DEPARTMENT PRESENTATIONS**

- a. Research Group, Gabe Cabrera reporting: announced one-semester Bridge to Biotech program at City College; leads into the Biotech Certificate program; also "Onramp to Biotech," a program of nonprofit SFWorks: Contract Education Office—City College, where employers can go and hire staff for field training. Tax Impact Analysis: working with Michael Potepan who is suggesting a different methodology for determining tax impact to City from Back Street Businesses. Have to find the number of PDR jobs, try to find the average salaries of the jobs, apply a business tax to them, make assumptions about which businesses would pay a payroll tax.

4. REVIEW EASTERN NEIGHBORHOODS INTERIM CONTROLS

Jasper Rubin, (DCP): idea of interim controls is to hold the line and stabilize neighborhoods while completing research and analysis for permanent solution to zoning and other planning issues. Interim controls have to be based on existing planning code; cannot be more liberal (e.g., cannot raise heights, can only lower heights); cannot put a moratorium on housing development. Can last 9-18 months. Two weeks ago, the Planning Commission adopted a Resolution of Intent to Initiate Interim Controls and may vote on it on February 16.

There are three categories of zones: 1) Mixed Use Residential (essentially a residential development); 2) Urban Mixed Use (balance housing and PDR); (3) Employment and Business Development (necessitates a ratio of housing and business, but allows all kinds of business activity)

Peter Cohen: Advisory Board has been asked by Planning Commission to make a brief presentation on Feb. 10 under the Director's Report: Commission wants to know how Advisory Board process can help them; would like another person to help sketch out the presentation. Advisory Board agreed to schedule a special meeting on Feb. 8 to provide input for presentation.

5. OUTLINE AND COMMENT AND CONTENT FOR BSBAB REPORT TO BOARD OF SUPERVISORS

Peter Cohen noted that there is a report due to the Board of Supervisors in June. Addressing issue of what are Back Street Businesses is a good starting point with a subset of recommendations listed. Mr. Joel Stryker of the Private Industry Council offered to have the PIC come to one of the Advisory Board meetings and explain customized training and tax credits geared to enterprise zones and PDR.

Peter Cohen announced that he was asked by the South of Market Citizens Task Force to make a presentation re rezoning at its February 22nd meeting and explain the work of the Advisory Board.

6. ADJOURNMENT

The meeting was adjourned at 4:02 p.m.



DEPARTMENT OF
ADMINISTRATIVE SERVICES

GAVIN NEWSOM
MAYOR

DARRYL BURTON
DIRECTOR

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF SPECIAL MEETING

and

AGENDA

February 8, 2006 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. Call to order and roll call

Peter Cohen

David Beaupre (PORT)

Mark Dwight

Oscar Grande

Mike Grisso (SFRA)

Louis Guidry

Mark Klaiman

Robert Legallet

Al Lerma (MOCD)

David Lupo

Jennifer Matz (MOEWD)

Jasper Rubin (DCP)

Michael O'Connor (SBC)

Michael Potepan

Gabe Cabrera (OLA)

2. Advisory Board position re Eastern Neighborhoods Interim Controls [Discussion and Action Item]

a. Public Comment

3. Public Comment

4. Adjournment

Next Meeting: Wednesday March 1, 2006 at 4:00 pm

San Francisco
Office of the City Administrator

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

SPECIAL MEETING

Wednesday, February 8, 2006 at 4:00 p.m.
City Hall
1 Dr. Carlton Goodlett Place, Rm. 278

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1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Peter Cohen at 4:10 p.m.

Present:	Peter Cohen	Mark Klaiman
	David Beaupre (Port)	Bob Legallet
	Oscar Grande	David Lupo
	Mike Grisso (SFRA)	Michael Potepan
	Gabe Cabrera ((OLA)	
Absent:	Mark Dwight	Jennifer Matz (MOEWD)
	Louis Guidry	Jasper Rubin (DCP)
	Al Lerma (MOCD)	Michael O'Connor (SBC)

2. ADVISORY BOARD POSITION RE EASTERN NEIGHBORHOODS INTERIM CONTROLS

Bob Legallet moved that the discussion points of today's meeting be incorporated into the official Advisory Board statement to be made to the Planning Commission. Seconded by Mark Klaiman, motion unanimously approved.

6. ADJOURNMENT

The meeting was adjourned at 5:02 p.m.

Back Streets Business Advisory Board

Position on proposed Eastern Neighborhoods Interim Controls
adopted February 8, 2006

The Back Streets Business Advisory Board has reviewed in detail the Planning Department's proposed Interim Controls (dated Jan 14, 2006) and have the following comments:

Our comments on the Eastern Neighborhoods Interim Controls are through the lens of the Back Streets Businesses Advisory Board's focus on protecting and enhancing the vitality of back streets, or more familiarly "PDR," businesses. Other land uses issues that affect back street businesses in an indirect way, such as housing density, affordability, and transportation, etc.—are critical to the success of "mixed use" districts, but the BBAB is using its own fairly narrow scope in evaluating the impacts of the Interim Controls on back streets businesses.

Mixed Use Residential District

We recognize that this district is intended to encourage housing. However, the Interim Controls provide no protections for existing PDR uses. There is still an importance to retain PDR uses currently in these areas as part of an overall balanced City policy about the Eastern Neighborhoods rezonings. The increased residential density in these areas should be a mechanism to require appropriate public benefits, including protecting businesses and jobs.

- We recommend adding a development requirement to the Interim Controls for some kind of relocation assistance for displaced PDR business operators to be able to move to another comparable space within the Eastern Neighborhoods areas of the City.
- We also recommend that the Interim Controls clarify that PDR uses are an allowed use in this district even though it is implied.

Urban Mixed Use District

It appears that this district is intended to achieve a balance of housing and PDR uses. However, under the Interim Controls small-scale PDR uses could still be displaced from this area.

- We recommend reducing the minimum threshold for PDR space in new development to 1,000 square feet, as this will still provide viable space for some small business operations.
- We also recommend that new development not providing PDR space on site be required to make a minimum contribution to some kind of program towards PDR retention and expansion district wide.

Employment and Business Development District

Our understanding is that this district is intended to provide the most protection for PDR businesses. Yet, there are other business types allowed under the Interim Controls that because of their economics will easily out-compete and potentially displace and/or preclude traditional light-industrial/PDR businesses. This is a dangerously broad definition of allowable "PDR" uses in these areas. We have serious reservations about the inclusion of non-PDR uses in these districts.

- We recommend re-evaluating the new policy of promoting biotech, digital media and other high-tech in these core PDR areas of the Eastern Neighborhoods and the appropriate specific land use controls for such non-PDR uses.
- We also recommend that "PDR" should be more explicitly defined, rather than defined simply by what it *isn't*, if the Interim Controls are going to create a true PDR protection and promotion zone in the Eastern Neighborhoods.



DEPARTMENT OF
ADMINISTRATIVE SERVICES

GAVIN NEWSOM
MAYOR

DARRYL BURTON
DIRECTOR

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING

and

AGENDA

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FEB 28 2006

March 1, 2006 at 4:00 p.m.
City Hall
1 Dr. Carlton Goodlett Place, Rm. 278

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02-28-ATA0914X RCM

1. Call to order and roll call

Peter Cohen
Mark Dwight
Oscar Grande
Louis Guidry
Mark Klaiman
Robert Legallet
David Lupo
Michael O'Connor (SBC)
Michael Potepan

David Beaupre (PORT)
Mike Grisso (SFRA)
Al Lerma (MOCD)
Jennifer Matz (MOEWD)
Jasper Rubin (DCP)
Gabe Cabrera (OLA)

2. Approval of Minutes for the meetings of January 11, 2006 and February 1, 2006 [Action Item]

3. Guest presentation – Magdalena Campos, Private Industry Council of SF [Discussion Item]

a. Public comment

4. Committee Reports [Discussion Item and Possible Action Item]

- a. Business Outreach
- b. Research group
- c. Public comment

5. Eastern Neighborhoods Interim Controls [Discussion Item and Possible Action]

a. Public comment

6. Issues the Advisory Board may consider in future meetings [Discussion Item and Possible Action]

a. Public Comment

7. Public Comment

8. Adjournment

Next Meeting: Wednesday April 5th 4:00pm

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MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, March 1, 2006 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

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APR 26 2006

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1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Peter Cohen at 4:10 p.m.

Present:	Gabe Cabrera (OLA)	Bob Legallet
	Peter Cohen, Chair	Al Lerma (MOCD)
	Mark Dwight	David Lupo
	Mike Grisso (SFRA)	Michael O'Connor (SBC)
	Louis Guidry	Michael Potepan
Absent:	David Beaupre (PORT)	Mark Klaiman
	Oscar Grande	Jennifer Matz (MOEWD)
		Jasper Rubin (DCP)

2. APPROVAL OF MINUTES

The minutes of the meetings of February 1, 2005 and February 8, 2006 were approved as amended.

3. GUEST PRESENTATION: MAGDALENA CAMPOS, PRIVATE INDUSTRY COUNCIL (PIC)

Ms. Campos reported on two programs sponsored by the PIC—Customized Training and Tax Credits available to employers for classroom training or on-the-job training for Welfare-To-Work employees. For California Enterprise Zones, there are tax credits; for San Francisco Enterprise Zones, there are payroll tax credits.

Joel Streicker, PIC, announced that the Department of Labor is talking about coming out with a solicitation for Advanced Manufacturing in May; hopes that Local Workforce Development will partner with employers.

4. ISSUES ADVISORY BOARD MAY CONSIDER IN FUTURE MEETINGS

Peter Cohen announced that former guest, Margot Lederer Prado, Business Development, CEDA, City of Oakland has invited the Advisory Board to participate in a regional panel discussion re zoning and land use with ABAG, including representatives from Oakland, San Jose and Berkeley. After some discussion, the Task Force decided it take part in the panel.

4. EASTERN NEIGHBORHOODS INTERIM CONTROLS

Mr. Cohen asked what role the Task Force should play in the Planning Commission discussions. Mr. Grisso suggested that member Jasper Rubin might set up a meeting with Amit Ghosh and the Planning Department staff. Mr. Legallet disagreed, citing the Planning Department's support for Task Force issues and explaining that opposition is the lawyers and developers. Mr. Legallet said he would attend the Planning Commission meeting but that the Commission is a long way from making a decision; thus the Task Force should not spend more time on the topic than other Task Force issues.

5. COMMITTEE REPORTS

- a. Business Outreach, Mike Grisso reporting. The committee has begun calling businesses but has not received much useful information; hoping that 75 businesses will yield more valuable information.
- b. Research, Gabe Cabrera reporting. Committee met and is working on two topics: how much payroll tax do PDR businesses yield. In 2003, City collected \$85 million in payroll tax from PDR—represented one-third of gross of \$275 million. Committee.
On SFProspector page of sfgov.org-City's home page, businesses can be found by neighborhood but the committee has not been able to find businesses city-wide; will ask for help from DTIS to include that feature

6. ADJOURNMENT

By motion of Mark Dwight and second by Michael Potepan, the meeting was adjourned at 5:55 p.m.

San Francisco
Bay - Council of Administrative & District

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF SPECIAL MEETING and AGENDA

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APR 26 2006

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Monday, April 3, 2006 at 3:30 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. Call to order and roll call

Peter Cohen

David Beaupre (PORT)

Mark Dwight

Oscar Grande

Mike Grisso (SFRA)

Louis Guidry

Mark Klaiman

Gabe Cabrera (OLA)

Robert Legallet

Al Lerma (MOCD)

David Lupo

Jennifer Matz (MOEWD)

Jasper Rubin (DCP)

Michael O'Connor (SBC)

Michael Potepan

2. Discussion with representatives of trade and commerce groups from Inner SF Bay Core cities regarding common industrial preservation and promotion issues
[Discussion Item]
- Introductions
 - Principal issues facing industrial businesses in Inner SF Bay Core cities
 - Impending changes within these cities that affect industrial operations and land supply
 - Regional productivity and interconnectivity of commerce and trade within the Inner SF Bay Core cities
 - Next steps
 - Public comment
3. Public Comment
4. Adjournment

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*San Francisco
Department of Administrative Services*

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING and **AGENDA**

April 5, 2006 at 4:00 p.m.
City Hall
1 Dr. Carlton Goodlett Place, Rm. 278

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1. Call to order and roll call

Peter Cohen	David Beaupre (PORT)
Robert Legallet	Al Lerma (MOCD)
David Lupo	Mike Grisso (REDV)
Mark Dwight	Jasper Rubin (DCP)
Oscar Grande	Jennifer Matz (MOEWD)
Michael O'Connor (SBC)	Gabe Cabrera (OLA)
Louis Guidry	
Mark Klaiman	
2. Approval of Minutes for the meetings of January 11, 2006 and March 1, 2006 [Action Item]
3. Announcements, upcoming meetings, and general housekeeping [Discussion Item]
 - a. Public comment
4. Update by MOEWD on city's Economic Development Plan study [Discussion Item]
 - a. Public comment
5. Committee Reports [Discussion Item and Possible Action Item]
 - a. Business Outreach
 - b. Research group
 - c. Public comment
6. Back Streets Businesses Advisory Board report recommendations [Discussion Item]
 - b. Public comment
7. Issues the Advisory Board may consider in future meetings [Discussion Item and Possible Action]
 - a. Public Comment
8. Public Comment
9. Adjournment
Next Meeting: Wednesday May 3rd 4:00pm

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Back Streets Business Advisory Board

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April 5, 2006

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, April 5, 2006 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Peter Cohen at 4:15 p.m.

Present:	Peter Cohen	David Beaupre (PORT)
	Mark Dwight	Gabe Cabrera (OLA)
	Oscar Grande	Mike Grisso (SFRA)
	Louis Guidry	Jennifer Matz (MOEWD)
	Mark Klaiman	Jasper Rubin (DCP)
	Bob Legallet	
	Michael O'Connor (SBC)	
	Michael Potepan	

Absent: David Lupo

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2. APPROVAL OF MINUTES

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The minutes of the meeting of January 11, 2006 were approved as written. The minutes of April 5, 2006 were approved as corrected

3. ANNOUNCEMENTS

Jasper Rubin: 2660 Harrison mixed use project proposal included building housing on an area that is currently designated industrial. Negative Dec published by Dept.

supporting project was appealed to the Board of Supervisors that upheld the appeal. Finding indicated that any project presently proposed that would displace PDR businesses, buildings or land must include an EIR. Must analyze potential loss of that PDR space in relation to the cumulative numbers—what City needs and how it affects the bottom line. Described as a de facto moratorium on projects in industrial zoned land because of the burden it imposed on project sponsors. About 50 projects affected by this.

4. UPDATE BY MOEWD ON CITY'S ECONOMIC PLAN

Jennifer Matz, MOEWD: first report is a data product; lists the makeup of the workforce, information re educational levels of the residents, earning levels, changing population. Have not yet begun to draw conclusions re policy directions, but it provides foundation data re challenges City faces. Ms. Matz suggested that the report be put on next month's agenda after everyone has had a chance to review it.

5. ADVISORY BOARD REPORT RECOMMENDATIONS

Mr. Cohen brought a copy of the SF Arts Task Force report to show the Advisory Board what the report should look like. He provided an outline of topics the Advisory Board should address for the purpose of promoting and preserving Back Street businesses: business assistance, business attraction, land use controls, infrastructure needs, workforce development and organizing how to create a voice for businesses as a whole and may be some other categories. Asked members to come up with ideas for recommendations in the above categories for the next meeting. Asked that members send ideas in advance of meeting.

6. REPORTS

a. Business Outreach, Mark Klaiman reporting. Getting the interviews done is harder than anticipated—difficult to get through to people. Two problems are access to workforce folks, getting people who are willing and ready to work and land—inability to expand space. Mike Grisso reported that employers are reporting that they are having a difficult time finding trained and/or trainable employees. David Beaupre stated that interviews should be finished by the end of April and will report to the Advisory Board.

1. Research Group, Gabe Cabrera reporting. Using the Boston lobster model, from bay to plate, is working on a diagram using a Charles Schwab report to shareholders as a model to show the chain of businesses utilized from the report production to the distribution. Important that businesses are clustered, proximity-wise. Mr. Cohen stated that Gabe will work with Jasper Rubin re clusters.

Michael Potepan reported that the 2000 Census can provide statistics for Back Street

Businesses with respect race and gender information relating to pay. Believes it will look similar to information described in the City's Economic Plan described by Ms. Matz.

7. ADJOURNMENT

The meeting was adjourned at 5:55 p.m.

Back Streets Business Advisory Board

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May 3, 2006

BACK STREETS BUSINESS ADVISORY BOARD NOTICE OF MEETING and AGENDA

May 3, 2006 at 4:00 p.m.
City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. Call to order and roll call

Peter Cohen
Robert Legallet
Mark Dwight
Oscar Grande
Louis Guidry
Mark Klaiman
David Lupo
Michael O'Connor (SBC)
Michael Potepan

David Beaupre(PORT)
Mike Grisso(SFRA)
Al Lerma(MOCD)
Jennifer Matz(MOEWD)
Jasper Rubin(DCP)
Gabe Cabrera(OLA)

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2. Approval of Minutes for the meetings of January 11, 2006 and April 5, 2006 [Action Item]

3. Announcements, upcoming meetings, and general housekeeping [Discussion Item]

1. Public comment

4. Committee Reports [Discussion Item and Possible Action Item]
 - a. Business Outreach

1. Research group
2. Public comment

5. Back Streets Businesses Advisory Board report recommendations [Discussion Item]

1. Public comment

6. Issues the Advisory Board may consider in future meetings [Discussion Item and Possible Action]
 - a. Public comment

7. Public Comment

8. Adjournment

Next Meeting: Wednesday June 7th 4:00 pm

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Back Streets Business Advisory Board

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May 3, 2006

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, May 3, 2006 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. CALL TO ORDER AND ROLL CALL

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The meeting was called to order by Chair Peter Cohen at 4:20 p.m.

JUL 28 2008

Present:
(PORT)

Peter Cohen

David Beaupre

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Oscar Grande

Mike Grisso (SFRA)

Mark Klaiman

Al Lerma (MOCD)

David Lupo

Jennifer Matz (MOEWD)

Michael O'Connor (SBC)

Jasper Rubin (DCP)

Michael Potepan

Gabe Cabrera (OLA)

Absent: Mark Dwight

Bob Legallet

Louis Guidry

2. APPROVAL OF MINUTES

The minutes of the meeting of January 11, 2006 were approved as written. The minutes of April 5, 2006 were approved as corrected

3. ANNOUNCEMENTS

MOEWD has scheduled a public meeting on Thursday, June 1 at 6:00 p.m. at the State Building to present the consultant's research for the City's Economic Development Plan and to solicit public feedback on goals and direction for the study.

4. COMMITTEE REPORTS

- a. Business Outreach Committee, Mark Klaiman reporting. Survey results not yet completely compiled; has been difficult getting specificity on what businesses would want from the City. Seems to be a commitment to keeping businesses in SF; employee retention relative to business' investment of time and expense in training is a problem. Mike Grisso: skilled labor is a problem; Dave Beaupre: projects looking to hire local contractors, electricians in zip code 94124 but can't find any.

BSBAB

May 3, 2006

Minutes

Page 2

1. Looking at linkage

analyses, which help portray importance of regional economic connections in supply and production. Boudin Bakery, a long-time local business is an example. Linkage stories show how many businesses and numbers of workers can be involved in one kind of business. Michael Potepan: looking at data from 2000 census.

5. ADVISORY BOARD REPORT RECOMMENDATIONS

Members discussed suggested issues for Advisory Report to the Board of Supervisors. Ideas included: finding land for truck and equipment parking for local businesses; space issues critical to Back Streets businesses; employer development programs; quality of life recommendations in additions to those for businesses and workers; insurance bonding for small start-up businesses in contracting work; looking at alliances for bulk purchasing; centralized "pre-apprentice" training.

It was agreed that the meeting notes would be incorporated into the preliminary recommendations list and refined further at the next meeting.

6. ADJOURNMENT

The meeting was adjourned at 6:00 p.

Back Streets Business Advisory Board

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June 7, 2006

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING and AGENDA

June 7, 2006 at 4:00 p.m.
 City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

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1. Call to order and roll call

Peter Cohen
 Robert Legallet
 David Lupo
 Mark Dwight
 Oscar Grande
 Michael O'Connor (SBC)
 Louis Guidry
 Mark Klaiman
 Michael Potepan

David Beaupre (PORT)
 Al Lerma (MOCD)
 Mike Grisso (REDV)
 Jasper Rubin (DCP)
 Jennifer Matz (MOEWD)
 Gabe Cabrera (OLA)

2. Approval of Minutes for the meeting of May 3, 2006 [Action Item]
3. Announcements, upcoming meetings, and general housekeeping [Discussion Item]

1. Public comment

4. Back Streets Businesses Advisory Board report recommendations [Discussion Item]

1. Public comment

5. Committee Reports [Discussion Item and Possible Action Item]
 - a. Business Outreach

1. Research group

2. Public comment

6. Issues the Advisory Board may consider in future meetings [Discussion Item and Possible Action]
 - a. Public Comment

7. Public Comment

8. Adjournment

Next Meeting: Wednesday July 5th 4:00pm

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Back Streets Business Advisory Board

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June 7, 2006

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, June 7, 2006 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Peter Cohen at 4:15 p.m.

Present: Peter Cohen	David Beaupre (PORT)
Mark Dwight	Mike Grisso (SFRA)
Louis Guidry	Al Lerma (MOCD)
Mark Klaiman	Jasper Rubin (DCP)
David Lupo	Gabe Cabrera (OLA)
Michael Potepan	

Absent: Oscar Grande
Bob Legallet

Jennifer Matz (MOEWD)

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2. APPROVAL OF MINUTES

The minutes of the meeting of May 3, 2006 were approved as written.

3. ANNOUNCEMENTS

Peter Cohen announced that at the next meeting, Margaret Salazar will report on finding employment for workers who have been laid-off.

Additionally, the Inner Bay Cities Industrial Round Table is the new name for the group

from East Bay that met with this advisory board earlier this spring. It will host a meeting on June 14th.

4. BACKSTREETS BUSINESSES REPORT RECOMMENDATIONS

Chair Peter Cohen said he would speak with Greg Asay about funding for the design and production of the report.

BSBAB

June 7, 2006

Minutes

Page 2

Mark Klaiman, Oscar Grande and Peter Cohen collated ideas from the last meeting; Mr. Cohen produced a draft document for advisory board review.

Advisory Board discussed general ideas in the draft document. David Lupo will research bulk insurance statistics.

Peter Cohen: seems to be a need for a variety of marketing strategies. Suggested that at the next meeting concentrate on analysis, land use issues.

In the interest of assuring a quorum for the next meeting, the date was changed from July 5th to July 12th.

5. ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

Back Streets Business Advisory Board

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July 12, 2006

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING

and

AGENDA

July 12, 2006 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. Call to order and roll call

Peter Cohen

Robert Legallet

David Lupo

Mark Dwight

Oscar Grande

Michael O'Connor (SBC)

Louis Guidry

Mark Klaiman

Michael Potepan

David Beaupre (PORT)

Al Lerma (MOCD)

Mike Grisso (REDV)

Jasper Rubin (DCP)

Jennifer Matz (MOEWD)

Gabe Cabrera (OLA)

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2. Approval of Minutes for the meeting of June 7, 2006 [Action Item]

a. Public comment

3. Announcements, upcoming meetings, and general housekeeping [Discussion Item]

a. Public comment

4. Update by MOEWD on PDR Retention program and Economic Development Plan study [Discussion Item]

a. Public comment

5. Guest presentation—Margaret Solle Salazar (UCB Goldman School of Public Policy) [Discussion Item]

a. Public comment

6. Committee Reports [Discussion Item and Possible Action Item]

- a. Business Outreach
- b. Research group
- c. Public comment

7. Issues the Advisory Board may consider in future meetings [Discussion Item and Possible Action Item]

- a. Public comment

8. Public Comment

9. Adjournment

Next Meeting: Wednesday August 2nd 4:00pm

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July 12, 2006

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, July 12, 2006 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Peter Cohen at 4:15 p.m.

Present: Peter Cohen	David Beaupre (PORT)
Mark Dwight	Mike Grisso (SFRA)
Oscar Grande	Jennifer Matz (MOEWD)
Mark Klaiman	Jasper Rubin (DCP)
Bob Legallet	Gabe Cabrera (OLA)
David Lupo	
Michael Potepan	

Absent: Oscar Grande Al Lerma (MOCD)
Louis Guidry

2. ANNOUNCEMENTS

Peter Cohen announced that the Inner Bay Cities Round Table is to meet on July 19 in Oakland; that he is invited to participate in a panel at the California Planning Associations Conference in Anaheim that will focus on the challenges around land use planning. He also introduced Karenna Jaggar from the Women's Initiative.

3. UPDATE BY MOEWD ON PDR RETENTION PROGRAM AND ECONOMIC DEVELOPMENT PLAN STUDY

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Jennifer Matz: MOEWD has secured funding for a full-time PDR manager who is to create a proactive, formal strategy to retain and support PDR businesses. MOEWD is working with the Small Business Commission to streamline the permit process.

Ms. Matz: the Economic Development Plan study is looking at two sets of information—what kinds of groups contribute taxes and revenue to the City; and what industry sectors seem to be the most robust with a secure future in the City?

BSBAB

July 12, 2006

Minutes

Page 2

4. COMMITTEE REPORTS

1. Looking at idea of grouping categories of workers under a single entity for Workers Comp insurance. Idea is to find an agency within City government to train a safety group.
2. Research: had a meeting with the owner of restaurant, Delfina re the supply network.

5. GUEST PRESENTATION—MARGARET SALAZAR (UCB GOLDMAN SCHOOL OF PUBLIC POLICY

Ms. Salazar reported trends in the PDR workforce, i.e., who works in PDR, what happens to these people when they are laid off. She used Bureau of Labor statistics/data and Planning Department reports that defined PDR.

6. ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

Back Streets Business Advisory Board

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August 2, 2006

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING and AGENDA

August 2, 2006 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. Call to order and roll call

Peter Cohen

Robert Legallet

David Lupo

Mark Dwight

Oscar Grande

Michael O'Connor (SBC)

Louis Guidry

Mark Klaiman

Michael Potepan

David Beaupre (PORT)

Al Lerma (MOCD)

Mike Grisso (REDV)

Jasper Rubin (DCP)

Jennifer Matz (MOEWD)

Gabe Cabrera (OLA)

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2. Approval of Minutes for the meetings of June 7, 2006 and July 12, 2006 [Action Item]

a. Public comment

3. Announcements, upcoming meetings, and general housekeeping [Discussion Item]

a. Public comment

4. Update by MOEWD on city's Economic Development Plan study [Discussion]

a. Public comment

5. Committee Reports [Discussion Item and Possible Action Item]

a. Business Outreach

b. Research Group

c. Public comment

6. Implications of city policy decisions for Back Streets Businesses [Discussion Item]

a. Public comment

7. Issues the Advisory Board may consider in future meetings [Discussion Item and Possible Action]

a. Public comment

8. Public Comment

9. Adjournment

Next Meeting: Wednesday September 6th 4:00pm

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Back Streets Business Advisory Board

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September 6, 2006

**BACK STREETS BUSINESS ADVISORY BOARD
NOTICE OF MEETING
and
AGENDA**

September 6, 2006 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. Call to order and roll call

Peter Cohen

David Beaupre (PORT)

Robert Legallet

Al Lerma (MOCD)

David Lupo

Mike Grisso (REDV)

Mark Dwight

Jasper Rubin (DCP)

Oscar Grande

Jennifer Matz (MOEWD)

Michael O'Connor (SBC)

Gabe Cabrera (OLA)

Louis Guidry

Mark Klaiman

Michael Potepan

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2. Approval of Minutes for the meeting of August 2, 2006 [Action Item]

**3. Announcements, upcoming meetings, and general housekeeping [Discussion Item]
Public comment**

**4. Update by MOEWD on city's Economic Development Plan study [Discussion]
Public comment**

5. Layout and content for BBAB report [Discussion and Possible Action]

- a. Public Comment
 - 6. Back Streets Businesses Advisory Board report recommendations [Discussion and Possible Action]
Public comment
 - 7. Implications of city policy decisions for Back Streets Businesses [Discussion]
 - a. Public Comment
 - 8. Public Comment
 - 9. Adjournment
- Next Meeting: Wednesday October 4th 4:00pm

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Chair Peter Cohen reviewed the draft report recommendations with the group.

4. ADJOURNMENT

The meeting was adjourned at 5:55 p.m.

Back Streets Business Advisory Board

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October 4, 2006

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING

and

AGENDA

October 4, 2006 at 4:00 p.m.

City Hall

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1. Call to order and roll call

Peter Cohen

Robert Legallet

David Lupo

Mark Dwight

Oscar Grande

Michael O'Connor (SBC)

Louis Guidry

Mark Klaiman

Michael Potepan

David Beaupre (PORT)

Al Lerma (MOCD)

Mike Grisso (REDV)

Jasper Rubin (DCP)

Jennifer Matz (MOEWD)

Gabe Cabrera (OLA)

2. Approval of Minutes for the meetings of August 2 and September 6, 2006 [Action Item]

3. Announcements, upcoming meetings, and general housekeeping [Discussion Item]

1. Public comment

4. Presentation by MOEWD and ICF Consulting—city's Economic Development Plan study [Discussion Item]

1. Public comment

5. Presentation by Planning Department—Bayview Plan land use controls [Discussion]

- a. Public Comment
 - 6. "Assignments" for BBAB report preparation [Discussion and Possible Action]
 - a. Public Comment
 - 7. Public Comment
 - 8. Adjournment
- Next Meeting:** Wednesday November 1st 4:00 pm

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Back Streets Business Advisory Board

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October 4, 2006

MINUTES of the BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, October 4, 2006 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Peter Cohen at 5:10 p.m.

Present:	Peter Cohen	David Beaupre (PORT)
	Mark Dwight	Mike Grisso (SFRA)
	Louis Guidry	Al Lerma (MOCD)
	Mark Klaiman	Jasper Rubin (DCP)
	Bob Legallet	
	David Lupo	
	Michael Potepan	
Absent:	Oscar Grande	Gabe Cabrera
	Michael O'Connor	

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2. APPROVAL OF MINUTES

Moved by Mark Dwight and seconded by David Lupo, the minutes were approved as read.

3. ANNOUNCEMENTS

- Chair Peter will discuss Back Streets work on panel discussion on urban industrial lands planning at California Planning Association conference October 24th.
- Planning Department is sponsoring Eastern Neighborhoods community workshops by Planning Department during October and November.
- MOEWD submitted an Enterprise Zone renewal application to the state in September.

4. PRESENTATION BY MOEWD AND ICF CONSULTING RE ECONOMIC DEVELOPMENT PLAN

Jennifer Matz, MOEWD and Ted Egan, ICF Consulting reporting. The first report analyzes how the City is doing; the second focuses on the SF economic strategy from goals to strategic priorities. This report focuses on which industries/sectors the City

wants to concentrate. Community survey shows retention of existing businesses is highest goal; local economy is dependent on "export" functions, i.e., knowledge and experience, to outside world; these export sectors have an interdependence with human infrastructure and physical infrastructure sectors of the economy; growth/decline trends in current knowledge sector shows loss of significant percentage of middle income jobs not requiring high level education; trend is to encourage small innovator firms to grow and provide broader workforce opportunities; next study phase for Plan is analysis of "barriers" to business.

5. PLANNING DEPARTMENT PRESENTATION—BAYVIEW PLAN LAND USE CONTROLS
Jon Lau, Planning Department reporting: a broad policy framework led to the Bayview Plan; while department is performing a "cleanup" to identify objectives and the intent of zoning areas, those areas are already zoned M-1 industrial.

- Plan contains several development controls for industrial areas:
- PDR buffering zone—transition to housing areas
- Accessory use provisions up to 30% of SF
- Clarified restrictions on "office" allowances
- Allowance for bioscience manufacturing or warehousing oriented uses, but office and lab related bioscience uses restricted by size
- Controls for demolitions of "sound" existing buildings
- Conditional Use requirement for subdivisions of lots over 10,000 s.f.
- The land use/zoning plan retain the industrial land/space, but is not necessarily an economic growth strategy—strategies for industrial growth can be woven in to/with the land use plan.

6. ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

Back Streets Business Advisory Board

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November 1, 2006

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING and AGENDA

November 1, 2006 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

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1. Call to order and roll call

Peter Cohen
Robert Legallet
David Lupo
Mark Dwight
Oscar Grande
Michael O'Connor (SBC)
Louis Guidry
Mark Klaiman
Michael Potepan

David Beaupre (PORT)
Al Lerma (MOCD)
Mike Grisso (REDV)
Jasper Rubin (DCP)
Jennifer Matz (MOEWD)
Gabe Cabrera (OLA)

2. Approval of Minutes for the meeting of October 4, 2006 [Action Item]
3. Announcements, upcoming meetings, and general housekeeping [Discussion Item]
 1. Public comment
4. Bayview Plan land use controls [Discussion and possible Action Item]
 - a. Public Comment
5. "Assignments" for BBAB report preparation [Discussion and Possible Action Item]
 - a. Public Comment

Special Item

6. Roundtable discussion with Neighborhood Economic Development

Organizations (NEDOs) [Discussion Item]**1. Public comment****7. Public Comment****8. Adjournment****Next Meeting:** Wednesday December 6th 4:00pm**KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE**

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Back Streets Business Advisory Board

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November 1, 2006

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, November 1, 2006 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Peter Cohen at 5:10 p.m. when quorum was achieved.

Present: Peter Cohen Al Lerma (MOCD)

Mike Grisso (SFRA) Jasper Rubin (DCP)

Louis Guidry Gabe Cabrera (OLA)

Mark Klaiman

Michael O'Connor

Michael Potepan

Absent: David Beaupre (PORT) Bob Legallet

Oscar Grande Al Lerma (MOCD)

Mark Dwight David Lupo

2. APPROVAL OF THE MINUTES

Moved by David Lupo, seconded by Mark Dwight, the minutes were approved as amended.

3. BAYVIEW PLAN LAND USE CONTROLS

Chair Cohen wanted to review presentation at the last meeting by Jon Lau of Planning Department on land use controls. There will be an informational hearing at Planning Commission in early December. Question from Planning if this group will be supportive of proposed controls relative to industrial zoning.

Bob Legallet recommended that Advisory Board support Planning Dept.'s zoning amendments re industrial lands in the Bayview. Mark Dwight moved that the Advisory Board support the amendments and allow the Chair to wordsmith the support statement; Bob Legallet seconded the motion. Motion passed unanimously.

BSBAB Minutes

November 11, 2006

Page Two

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4. "ASSIGNMENTS" FOR BSBAB REPORT TO BOARD OF SUPERVISORS

Chair Cohen passed out assignments with members. Peter Cohen, Mark Klaiman, David Beaupre and Mark Dwight will compose the editing committee. Mark Klaiman moved to adopt the work plan and Bob Legallet seconded the motion which passed unanimously.

5. ROUNDTABLE DISCUSSION WITH NEIGHBORHOOD ECONOMIC DEVELOPMENT ORGANIZATIONS (NEDOS)

Chair Cohen posed question how to build stronger alliances to support PDR (production, distribution, repair).

Al Lerma, MOCD: a key component of MOCD is to fund NEDOs; department receives HUD funding for neighborhoods with rezoning issues—Bayview, Mission, South of Market, Tenderloin, Visitacion Valley, Chinatown, part of the Excelsior, Western Addition, lower Fillmore.

Speakers from NEDOs included: F.J. Kava, Monica Hudson, Bayview Business Resource Center; Karuna Jagger, Women's Initiative; Jenny McNulty, Exec. Dir., Urban Solutions; Luis Granados, Michael Eiseman, Mission Economic Development Association. Each of the organizations works to support PDR businesses.

5. ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

Back Streets Business Advisory Board

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December 6, 2006 - Cancelled

BACKSTREETS BUSINESS ADVISORY BOARD

NOTICE OF CANCELLED MEETING

NOTICE IS HEREBY GIVEN that the regular meeting of the
Backstreets Business Advisory Board, scheduled for
Wednesday, December 6, 2005 at 4:00 p.m. at
City Hall, 1 Dr. Carlton B. Goodlett Place, Rm. 278, San Francisco, 94102,
has been cancelled.

Jill Lerner

Clerk of the Task Force

POSTED: November 21, 2006

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January 3, 2007 - Cancelled

BACKSTREETS BUSINESS ADVISORY BOARD

NOTICE OF CANCELLED MEETING

**NOTICE IS HEREBY GIVEN that the regular
meeting of the**

**Backstreets Business Advisory Board,
scheduled for**

Wednesday, January 3, 2007 at 4:00 p.m. at

**City Hall, 1 Dr. Carlton B. Goodlett Place, Rm.
278, San Francisco, 94102,**

is cancelled.

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Jill Lerner

Clerk of the Task Force

POSTED: December 27, 2006

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January 10, 2007

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF MEETING

and

AGENDA

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January 10, 2007 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

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1. Call to order and roll call

Peter Cohen
Robert Legallet
David Lupo
Mark Dwight
Oscar Grande
Michael O'Connor (SBC)
Louis Guidry
Mark Klaiman

David Beaupre (PORT)
Al Lerma (MOCD)
Mike Grisso (REDV)
Jasper Rubin (DCP)
Jennifer Matz (MOEWD)
Gabe Cabrera (OLA)

2. Approval of Minutes for the meeting of November 1, 2006 [Action Item]
3. Announcements, upcoming meetings, and general housekeeping [Discussion Item]
 - a. Public comment
4. Progress on BBAB report preparation [Discussion item and possible Action]
 - a. Public comment
5. Setting agendas for remaining BBAB meetings [Discussion and Action]
 - a. Public comment
6. Adjournment

Next Meeting: Wednesday February 7th 4:00pm

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Sunshine Ordinance Task Force

554-7724

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MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, January 10, 2007 at 4:00 p.m.
City Hall
1 Dr. Carlton Goodlett Place, Rm. 278

1. CALL TO ORDER AND ROLL CALL

Chair Peter Cohen called the meeting to order at 4:15 p.m.

Present: Peter Cohen	Bob Legallet
Mark Dwight	Al Lerma (MOCD)
Oscar Grande	David Lupo
Mike Grisso (SFRA)	Michael Potepan
Mark Klaiman	Gabe Cabrera (OLA)

Absent: David Beaupre (PORT)	Jennifer Matz
Louis Guidry	Jasper Rubin (DCP)
Michael O'Connor	

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2. APPROVAL OF THE MINUTES

Moved by David Lupo, seconded by Michael Potepan, the minutes were approved as amended.

2. ANNOUNCEMENTS

Chair Cohen announced that the Planning Department would make an informational presentation at next week's Planning Commission 1/18/07 meeting on the Bayview industrial land use controls. Chair Cohen will present the Advisory Board position voted on at the November meeting.

3. PROGRESS ON BSBAB REPORT TO THE BOARD OF SUPERVISORS

Chair Cohen went over assignments made to each of the members and discussed the sections and the format. Gabe Cabrera, Office of Legislative Analyst, has compiled business surveys and completed the tax impact section. Mr. Cabrera will also write the best practices section incorporating the Boston and New York programs and anecdotal material.

4. SETTING AGENDAS FOR REMAINING BSBAB MEETINGS

The Chair and members agreed that the remaining meetings would be devoted to reviewing and completing the report.

5. ADJOURNMENT

The meeting was adjourned at 5:15 p.m.

Back Streets Business Advisory Board

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February 7, 2007 - Cancelled

BACKSTREETS BUSINESS ADVISORY BOARD

NOTICE OF CANCELLED MEETING

NOTICE IS HEREBY GIVEN that the regular meeting of the

Backstreets Business Advisory Board, scheduled for

Wednesday, February 7, 2007 at 4:00 p.m. at

**City Hall, 1 Dr. Carlton B. Goodlett Place, Rm. 278, San Francisco,
94102,**

has been cancelled.

Jill Lerner

Clerk of the Task Force

POSTED: February 6, 2007

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February 21, 2007

**BACK STREETS BUSINESS ADVISORY BOARD
NOTICE OF SPECIAL MEETING
and
AGENDA**

Wednesday, February 21, 2007 at 4:00 p.m. DOCUMENTS DEPT
City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

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1. Call to order and roll call

Peter Cohen

David Beaupre (PORT)

Robert Legallet

Al Lerma (MOCD)

David Lupo

Mike Grisso (REDV)

Mark Dwight

Jasper Rubin (DCP)

Oscar Grande

Jennifer Matz (MOEWD)

Michael O'Connor (SBC)

Gabe Cabrera (OLA)

Louis Guidry

Mark Klaiman

Michael Potepan

2. Approval of Minutes for the meeting of January 10, 2007 [Action Item]

3. Announcements, upcoming meetings, and general housekeeping
[Discussion Item]

a. Public comment

4. Progress on BBAB report preparation [Discussion item and Possible
Action]

a. Public comment

5. Adjournment

Next Meeting: Wednesday March 7th 4:00pm

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MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, February 21, 2007 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. CALL TO ORDER AND ROLL CALL

Chair Peter Cohen called the meeting to order at 4:15 p.m. There was no quorum.

Present:

Peter Cohen David Beaupre (PORT)
Mark Klaiman Al Lerma (MOCD)
David Lupo Jasper Rubin
Todd Rufo (MOEWD) Gabe Cabrera (OLA)

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Absent:

Mark Dwight Michael Potepan
Oscar Grande Mike Grisso (SFRA)
Louis Guidry Jennifer Matz
Michael O'Connor

2. ANNOUNCEMENTS

Chair Cohen announced that he addressed the Planning Commission at the January 18th meeting regarding the Industrial Controls in the Bayview Plan.

3. PROGRESS ON BSBAB REPORT TO THE BOARD OF SUPERVISORS

The members present discussed how best to publicize and implement the Advisory Board recommendations when the group completes its work.

4. PROGRESS ON THE BSBAB REPORT

Members present discussed sections of the report.

5. ADJOURNMENT

The meeting was adjourned at 5:30 p.m.



OFFICE OF THE CITY ADMINISTRATOR

Gavin Newsom, Mayor
Edwin M. Lee, City Administrator

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF SPECIAL MEETING

and

AGENDA

Wednesday, March 7, 2007 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. Call to order and roll call

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Peter Cohen
Robert Legallet

David Beaupre (PORT)
Al Lerma (MOCD)

David Lupo

Mike Grisso (REDV)

Mark Dwight

Jasper Rubin (DCP)

Oscar Grande

Jennifer Matz (MOEWD)

Michael O'Connor (SBC)

Gabe Cabrera (OLA)

Louis Guidry

Mark Klaiman

Michael Potepan

MAR - 1 2007

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2. Approval of Minutes for the meetings of January 10, 2007 and February 21, 2007 [Action Item]
3. Announcements, upcoming meetings, and general housekeeping [Discussion Item]
 - a. Public comment
4. Progress on BBAB report preparation [Discussion item and Possible Action]
 - a. Public comment
5. Adjournment

Next Meeting: Wednesday April 4th 4:00pm

1 Dr. Carlton B. Goodlett Place, City Hall, Room 352, San Francisco, CA 94102
Telephone (415) 554-4852; Fax (415) 554-4849

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March 7, 2007

MINUTES

of the

BACK STREETS BUSINESS ADVISORY BOARD

Wednesday, March 7, 2007 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. CALL TO ORDER AND ROLL CALL

Chair Peter Cohen called the meeting to order at 4:15 p.m.

Present:

Peter Cohen

Mike Grisso (SFRA)

Louis Guidry

Al Lerma (MOCD)

Mark Klaiman

Jasper Rubin (DCP)

David Lupo

Todd Rufo (MOEWD)

Michael O'Connor

Gabe Cabrera

Absent:

Mark Dwight

Bob Legallet

David Beaupre (PORT)

Oscar Grande

Michael Potepan

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2. APPROVAL OF MINUTES

Moved by Mr. Lupo and seconded by Mr. Guidry, the minutes of the meetings of January 10, 2007 and February 21, 2007 were unanimously approved as written.

3. ANNOUNCEMENTS

Chair Peter Cohen announced that the Planning Commission would hear the Bayview controls at the April 12, 2007 meeting. He also reported that he had met with Supervisor Maxwell to review the work of the Advisory Board. She stated that she believes the Advisory Board is helping to form good policy.

4. PROGRESS ON BSBAB REPORT

Chair Cohen asked the group to set a deadline. March 21st was the agreed-upon date for completion of the first draft. After discussion of sections on which members were working, it was agreed that report should include best practices, recommendations and photos.

5. ADJOURNMENT

The meeting was adjourned at 5:20 p.m.

Back Streets Business Advisory Board

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April 4, 2007 - Cancelled

NOTICE OF CANCELLED MEETING

NOTICE IS HEREBY GIVEN that the regular meeting of the
Backstreets Business Advisory Board, scheduled for
Wednesday, April 4, 2007 at 4:00 p.m. at
City Hall, 1 Dr. Carlton B. Goodlett Place, Rm. 278, San Francisco, 94102,
has been cancelled.

Jill Lerner

Clerk of the Task Force

POSTED: February 6, 2007

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April 24, 2007 - Special Meeting

NOTICE OF SPECIAL MEETING and AGENDA

Tuesday, April 24, 2007 at 4:00 p.m.

City Hall

1 Dr. Carlton Goodlett Place, Rm. 278

1. Call to order and roll call

Peter Cohen

David Beaupre (PORT)

Robert Legallet

Al Lerma (MOCD)

David Lupo

Mike Grisso (REDV)

Mark Dwight

Jasper Rubin (DCP)

Oscar Grande

Jennifer Matz (MOEWD)

Michael O'Connor (SBC)

Gabe Cabrera (OLA)

Louis Guidry

Mark Klaiman

Michael Potepan

2. Approval of Minutes for the meeting of March 7, 2007 [Action Item]

a. Public comment

3. Announcements, upcoming meetings, and general housekeeping [Discussion Item]

a. Public comment

4. Review and discuss draft BBAB report [Discussion and Possible Action]

a. Public comment

5. Adjournment

Next Meeting: Wednesday May 4th 4:00pm

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conducted before the people and that City operations are open to the people's review. For information on your rights under the Sunshine Ordinance (Chapters 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, please contact:

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OFFICE OF THE
CITY ADMINISTRATOR

Gavin Newsom, Mayor
Edwin M. Lee, City Administrator

BACKSTREETS BUSINESS ADVISORY BOARD

NOTICE OF CANCELLED MEETING

NOTICE IS HEREBY GIVEN that the regular meeting of the

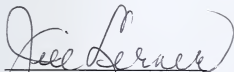
Back Streets Business Advisory Board, scheduled for

Wednesday, May 2, 2007 at 4:00 p.m. at

City Hall, 1 Dr. Carlton B. Goodlett Place, Rm. 278, San Francisco, 94102,

has been **cancelled**.

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cancelled*



Jill Lerner
Clerk of the Task Force

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MAY - 4 2007

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Wednesday, June 13, 2007 at 3:30 p.m.
City Hall
1 Dr. Carlton Goodlett Place, Rm. 278

- | | |
|------------------------|----------------------|
| Peter Cohen | David Beaupre (PORT) |
| Robert Legallet | Al Lerma (MOCD) |
| David Lupo | Mike Grisso (REDV) |
| Mark Dwight | Jasper Rubin (DCP) |
| Oscar Grande | Todd Rufo (MOEWD) |
| Michael O'Connor (SBC) | Gabe Cabrera (OLA) |
| Louis Guidry | |
| Mark Klaiman | |
| Michael Potepan | |

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- Next Meeting:** TBD

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OFFICE OF THE CITY ADMINISTRATOR

Gavin Newsom, Mayor
Edwin M. Lee, City Administrator

BACK STREETS BUSINESS ADVISORY BOARD

NOTICE OF SPECIAL MEETING

and

AGENDA

Wednesday, July 11, 2007 at 4:00 p.m.
City Hall
1 Dr. Carlton Goodlett Place, Rm. 278

1. Call to order and roll call

DOCUMENTS DEPT.

Peter Cohen
Robert Legallet
David Lupo
Mark Dwight
Oscar Grande
Michael O'Connor (SBC)
Louis Guidry
Mark Klaiman
Michael Potepan

David Beaupre (PORT)
Al Lerma (MOCD)
Mike Grisso (REDV)
Jasper Rubin (DCP)
Todd Rufo (MOEWD)
Gabe Cabrera (OLA)

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2. Approval of Minutes for the meetings of April 24, 2007 and June 13, 2007 [Action Item]
a. Public comment
3. Announcements, upcoming meetings, and general housekeeping [Discussion Item]
b. Public comment
4. Final review and approval of BSBAB report [Discussion and Action Item]
c. a. Public comment
5. Next steps and/or sunset of the Back Streets Businesses Advisory Board [Discussion and Action Item]
6. Adjournment

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Copies of the Sunshine Ordinance can be obtained from the Interim Administrator of the Sunshine Task Force, the San Francisco Public Library and on the City's website at www.sfgov.org.

DISABILITY ACCESS

City Hall is between Grove and McAllister Streets and is wheelchair accessible. The closest BART and MUNI Metro Station is Civic Center, about three blocks away. Accessible MUNI lines nearest City Hall are: 42 Downtown Loop, 49 Van Ness-Mission and F-Market & MUNI Metro (Civic Center Station).

For more information about MUNI accessible services, call (415) 923-6142. There is accessible parking available in the vicinity of City Hall.

For assistance with special needs (large print agendas, sign language interpreters, etc.), call Jill Lerner at 554-6075.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that others may be sensitive to various chemical based products. Please help the City accommodate these individuals.

LOBBYIST ORDINANCE

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (Administrative Code Section 16.520-534) to register and report lobbying activity.

For more information about the Lobbyist Ordinance, contact the Ethics Commission at 1390 Market Street, Suite 701, San Francisco, CA 94102, (415) 554-9510, FAX (415) 703-1021, or visit its website at <http://www.sfgov.org/ethics>.



